



Tucson Country Crossing Homeowners Association, Inc.

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Tucson Country Crossing Newsletter

Board of Directors

President

Keith Pullen

Vice President

Joseph Parra

Secretary

[Open]

Treasurer

[Open]

Board Member

Valerie Boatner

Board Member

Carmen Serrano

Board Member

Bill Stott

Board Member

Tom Carlson

Board Member

Pete Petersen

Welcome to Rossmar & Graham Management

We are excited to announce Rossmar & Graham as the new management company for Tucson Country Crossing. The Board met with several companies and chose Rossmar as the best fit for our community. We entered a one year contract with them effective July 1, 2012 and hope this will be a long term relationship with long term benefits. There will be lots of changes but change can be a good thing. There are many advantages to you the homeowner having a company like Rossmar & Graham manage our community. They bring to us their wealth of knowledge in community management and the latest technologies. The Board of Directors will work closely with them to make the transition as seamless as possible. More information will be coming your way soon.

associated with the various government and financial agencies that oversee the management of an HOA. She managed to establish and effectively maintain all of the financial records associated with keeping 212 homeowners being cognizant and accountable for their monthly HOA fees. The board recognizes that we owe Danielle a considerable amount of gratitude and appreciation for all that she managed to accomplish during her years of tenure as General Manager of the TCCHOA. Her performance in fulfilling the requirements of the position of General Manager set a standard that the rest of us would do well to emulate! Thank you Danielle!"

Saying Goodbye is Never Easy

Thank you Tucson Country Crossing homeowners for a great run! I have been with this community for almost 12 years in some capacity or another. I started as a board member, moved into Treasurer and then on to General Manager. Change is hard but it is good, I am moving on to work in our own family business. It has been such a pleasure to be associated with this community and I am so happy with the direction this board of directors has taken this HOA. I am so excited for all that Rossmar & Graham is going to be able to offer you the homeowner! I call many of you friends and want to thank you for the great years. I will miss interacting with each and every one of you. A special thank you to the Board of Directors, you are a wonderful group of people with only the best interest of the community in mind. Thank you for the great laughs, your professionalism, fairness and making my job so easy!

"Adios Danielle"

The time has come to bid adios to Danielle McPherson as the General Manager for our HOA. Yes, we have changed to new management. Danielle is moving on to spend more time with her family jewelry business. We have been very lucky and a little spoiled to have her helping us for so long. We are all sad to have her go and will miss her. It is not easy to see an individual such as Danielle walk out the door. Her announcement of departure readily brought into focus how effectively and properly she has managed our HOA for over 10 years. The factual realization that she in fact was departing showed us just how much she had been called upon to do that directly benefited the HOA and our community. The board recognizes the fact that over the course of time we probably came to take much of what Danielle did for granted. Danielle's personality and persona are such that she actually addressed and resolved many issues brought forth by the homeowners before they became matters of contention. She readily handled and properly addressed all of the liaison functions required in keeping the HOA in compliance with all of the rules and regulations

Board Openings

We now have two open spots on the Board of Directors. Lloyd Wundrock has stepped down after several years serving as Board Treasurer. We will miss his exemplary and active participation. He has, however, assured us that he will still be around and will help run the grill again at the next BBQ (Including his grilled peppers). Over and above his exceptional expertise as a grillmaster, the Board would like to recognize Lloyd for the formidable experience and knowledge that he brought to the board meetings in helping to address and resolve issues in a fair, impartial and mature manner. His quick wit and ability to interject humor as a means to relieve tension and anxiety will be missed. Lloyd provided one of the foundational pillars for the board over the past several years that greatly enhanced its ability to function properly and effectively to the benefit of all of our community. He will be sorely missed!

Jennee DelVecchio has also stepped down after several years serving as Board Secretary. For almost four years, Jennee was an articulate and opinionated spokesperson at the board

meetings and consistently worked at interacting with the homeowners in the HOA. Her decorum and conduct in presenting her opinions were always professional and respectful in nature. She graciously opened her home to hosting several board meetings during the winter months for the convenience of the board, knowing that the meetings were open to attendance by all homeowners in the HOA. She consistently made an effort to monitor the use of the north pool to ensure its maintenance and upkeep along with proper compliance with the HOA rules and regulations. Jennee functioned as the Secretary for the board and made her membership on the board a valuable presence. Her contributions as a board member will be missed!

Summer Survey – Give us your feedback

The Summer Survey asking your opinions about pool security and maintenance is included with this newsletter. Please take a few minutes to fill it out. Your opinions matter to us. This is your chance to speak out. If you prefer, you can fill out the survey on our website. www.TucsonCountryCrossing.com You can also view the results from this survey and previous surveys on the website. See what your neighbors are saying.

Summer BBQ Fun

We had another great night of fun June 2nd at the Summer BBQ. We had over 70 people come out and enjoy delicious hamburgers, hot dogs, baked beans and of course Eegee's. **Our next community BBQ will be October 6th from 6-8pm at the north pool.** Don't miss the fun! This will be a good opportunity to meet members of the Board of Directors as well as **representatives of our new management company**, Rossmar & Graham.

Top 10 Yard Contest Results

Homeowners voted for the Top 10 yards in the neighborhood at the BBQ, and as usual the competition was tough. Here are the winners for 2012, you can also see pictures on our website. Congratulation to the winners and to all the nominees as well!!

1st place - 5061 Kingbird
2nd place - 5066 Blackbird
3rd place - 5110 Blackbird
4th place - 9516 Blackbird
5th – 10th place 5079 Kingbird, 9549 Albatross, 9421 Albatross, 5067 Kingbird, 5084 Kingbird, 5044 blackbird.

Summer Weed Deal

Our community landscaper's **Spring Weed Deal** for our homeowners is continuing through the summer. Chuck will clear all existing weeds from the front yard, spray the front yard with pre-emergence, come back in a few weeks and spray again, and provide a 6 month guarantee (Will remove any weeds within the next 6 months). All this for only \$150 (for most yards). Call Chuck at Modern Designs Landscaping at 370-6000 to schedule.

Mark your Calendars

Fall BBQ – Saturday Oct 6, 2012 6 -8pm
Fall Garage Sales – Saturday Oct 20, 2012 7am - Noon
Holiday Decorating Contest – December
Monthly Board Meetings – 7pm, second Tuesday each month
Annual Meeting – Monday Feb 25, 2013 6:30pm

Board of Directors Meetings

Board meetings are usually held on the second Tuesday each month at 7pm at the south pool. The south pool is located at 9410 N. Albatross. Our next meetings are July 10, August 14 and September 11th. Homeowners are welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

Monthly Dues increased to \$24

Just a reminder that the monthly dues have increased to \$24 per month for 2012. With our new management, there will be a **new mailing address** and new ways to pay your assessments. You will be receiving more information from our new management company, **Rossmar & Graham**. You can also check our website for all the **new payment options**. www.TucsonCountryCrossing.com (Homeowner Kit page)

Delinquent Accounts

This is a section of our newsletter that we wish was empty. This is a list of homeowners that are currently over \$150 past due. Many homeowners have set up payment plans to help catch up on past dues. If you are in need of a payment plan please contact us. Homeowners on a payment plan will not be listed here.

5176W, 5242W, 9453A, 5200W, 5035B, 5101A, 5105A, 5142B, 5050A, 5182W, 5039B, 9501A, 5249W, 5194W, 5224W, 9555A, 9461A, 5261W, 9481A, 9497A, 9430A, 5343W, 9544A, 9524A, 5133B, 5141B, 5056B, 5057B, 9505A

Red Rock Collections

We have contracted with Red Rock Collections

Red Rock Financial Services is the clear leader in collection services for Community Associations. Red Rock is a highly qualified collection agency, licensed as required and operating in Arizona providing collection services to Community Associations through the judicial foreclosure process. They have years of experience in collecting assessments for Common-Interest Communities, with a strong focus on customer service and client relations. All services are provided with no up-front fees to the association. Look through their website and you'll see why they are the leader in collecting delinquent assessments. www.rvfs.com

If you are delinquent in your HOA assessments, you will be hearing more about Red Rock. Please contact us to get caught up with your payments or setup a payment plan soon.